



Specifications for [REDACTED] & [REDACTED]

Date: July 9, 2007

Legal: Towhead Valley Estates, Lot 9, Acres 29.83

Address: 1743 Althaus Rd, Johnson City, TX 78636

Scope of Project: Construction of Residence and driveway

PERMITS AND FEES:

Septic Permit: To be provided by owner.

TRCC Home registration: Sierra Homes to register house with Texas Residential Construction Commission.

Misc. Fees: Sierra Homes will record the mechanic's lien with the county.

ARCHITECTURAL/ENGINEERING:

Copies of plats and blueprints: As needed, prior to and during the course of construction, it will be necessary to have copies made of the plan set for Sierra Homes and other subcontractors.

Foundation Engineering: Provided by J.M. Nunn of Hill Country Structural. His service includes initial site inspection as well as pre-pour inspection.

Structural Framing Engineering: No Framing engineering has been included in the estimate.

Energy Star Analysis and Inspections: Load calculations of entire structure, as well as individual rooms will be determined, as well as inspections as the home is being built. At final inspection a blower door test is performed to determine house leakage.

SITE WORK:

Lot Clearing/Bench: All organic material and topsoil will be removed. Pad area will be prepared using crushed limestone base. Base will be watered and rolled during installation. Proper site drainage will be established, including swales and berms, as builder deems necessary. Excess material will be left on site. Any trees located within the immediate building site area will be removed, in entirety, and left on site. No haul off of material has been included in estimate. Estimate is 40 hours of machine time.

Fill Dirt and Material: An estimate of 420 tons of crushed limestone (35 loads) has been estimated for the preparation of the pad site.

Road/Drive Materials & Labor: A partial roadway exists but does not reach the intended home site. The estimate contains material to top the existing driveway and continue the driveway to the new home site and construct a circle drive at the front of the residence. No material has been included in this estimate to top the driveway (granite, asphalt, or concrete)

Rough Grade: A rough grade will be performed after the foundation is poured to insure proper drainage.

Culverts & Conduits: An estimate of 7 conduits has been estimated to complete the roadway and ensure proper drainage of the roadway.

Final Grade & Materials: A final grade will be performed at the end of the project to clean up debris around the site, as well as spread any top soil needed around the home. Only 5 loads of topsoil has been estimated to accomplish this.

Tree Protection: Any trees near the building site that may become at risk due to vehicular traffic during the building process will be protected with the use of safety fencing and t-posts. It has been agreed that this work is to be performed by owner. It is their sole responsibility for protecting any trees during construction. Builder cannot be held responsible for the damage of any trees, protected or not, during the construction of the home.

Landscaping: No landscaping is included in the bid. The builder strongly recommends that planting beds be positioned away from the foundation.

OFF-GRID UTILITIES

Rainwater Collection Equipment: No rainwater equipment has been included in this estimate.

Rainwater Collection Equipment Install: PVC collection lines will be installed in the foundation prior to pour. These lines will be the termination point for the PVC downspouts draining the gutters. No additional connections will be a part of this estimate.

UTILITY CONNECTIONS:

Sanitary Toilet: A Portable toilet will be rented during the entire construction of the residence.

Water: An estimate of 150 feet of water service has been estimated to run lines from the well to the jobsite.

Sewer/Septic: Until test holes are dug, it will be unknown as to the type of system that will be ultimately used. An aerobic septic system has been estimated for the purposes of this estimate.

tank owned
Propane: A 250 gallon propane tank and installation service has been estimated by numbers obtained from Johnson City Hydro Gas Propane.

Electric Service: 100 feet of underground electrical service has been estimated to run the lines from the power company to the house. This is an average number based on historical information and not on a specific bid from any electrical contractor. The volatile pricing of copper wire at the present may affect this budget item.

Gas Service: An estimate has been made to run the propane lines from the tank to the house. This estimate was made based of fee estimates provided by Johnson City Hydro Propane of 5 hours of installation and a trencher fee.

Conduit only
Telephone: An allowance has been added for conduit to be placed in the same trench that has been dug for the electrical service lines. It is the sole responsibility of the owner to secure and pay for all telephone service.

Internet Connections: It is the owner's sole responsibility to decide upon and contract the services of an internet provider for their residence. Sierra Homes will help coordinate and advise on the proper placement and location of service necessary for this purpose. No money has been included in the estimate for this purpose.

FOOTINGS AND FOUNDATION

Foundation: Reinforced poured-in-place concrete slab on grade will be estimated based on preliminary specifications. A vapor barrier will be installed under all poured cement. Additional reinforcements or change in structural design by the engineer may affect final cost.

Form Survey: If a lender is used, a form survey may be necessary after the foundation is poured. There has been no money included in this estimate for that purpose.

Stained and Saw Cut Slab: All lower level flooring has been estimated to have stained, sealed concrete with no scoring. No outside porches are to be stained.

PEST CONTROL

Termimesh: All slab penetrations will be covered with Termimesh Termite protection system.

FRAMING MATERIALS

Framing Materials: All sill plates will be treated lumber, placed over a moisture break, known as sill sealer, and will be anchored to the foundation with ½" anchor bolts or tapcons. 2X6 lumber will be used to frame the exterior walls employing the methods of Advanced Framing techniques as described in the EEBA guide. All framing members, i.e. headers, joists, and rafters, will be specified by a structural engineer on review of final plans, if necessary. Hurricane ties will be installed at a minimum of 4' on center. All subfloors will be glued and screwed to trusses. The walls of the great room will all be framed out of 2x6 lumber.

Housewrap: Tyvek housewrap will be applied to the exterior walls prior to installation of the exterior cladding.

Posts and Beams: The porch posts will be 6x6 rough cedar posts installed on a custom metal porch bases.

Cornice/Deck: All soffit and fascia will be Hardi-type fiber cement board. The siding on the second floor walls will be a board and batten style construction made of Hardi-type fiber cement siding and trim boards. The porch ceilings are to have exposed rafters with radiant barrier and T111 siding.

Flashing: Custom metal flashing may be necessary for roof penetrations and for properly flashing the upstairs balcony.

Pocket Door Frames: Pocket door frames must be installed during framing. Good quality, pre-built pocket doors frames will be installed.

Framing Materials Extra: Good quality nails and fasteners will be used for the construction of the home. Sierra Homes adds this category to ensure that this important, yet overseen, decision is not left up to the framing subcontractor.

FRAMING LABOR

Framing Labor has been estimated. Additional money has been included to perform any punch work necessary before sheetrock.

Equipment Rental: Used only if any equipment is deemed necessary during the construction of the home. E.g. scaffolding or cranes.

Extras: A padded extra category that will only be used if the homeowner decides upon an additional item needed or wanted during the course of framing the home that was not detailed on the plans.

WATER MANAGEMENT

Gutters and downspouts: Seamless galvalume gutters have been estimated with PVC downspouts for future rainwater collection.

Underground drainage: All downspouts will be directed into underground piping to direct the water away from the slab. These terminate into pop up valves approximately 6' from the slab.

Outdoor grill
is plumbed
up outside
kitchen

water
softener
owned

both HVAC
have UV
filters
installed

University of
Alabama
30 extension

[illegible]

d5

left as an allowance. No equipment, including speakers, or installation of equipment is included in this bid.

ROOFING

Roofing: A 24 gauge Galvalume, standing seam metal roof will be provided by Aatic Roofing.

Dry In Roof: This allows for the proper dry in of the framed roof before the permanent roofing material is installed.

MASONRY

Masonry Mix & Sand: An estimate for the purchase of these items.

Weep materials: Mortar Break and cell vents will be used during the construction of the masonry cladding to provide a moisture plane and vented areas for the exterior cladding. This is an estimate only of the procurement of these products.

Materials: The first floor of the residence will be a sandstone block in a pattern selected by the owner. The fireplace will be made of ~~white limestone block~~. **sandstone block.**

Labor: Installation of all stone.

Lintels: Angle iron lintels will be installed over all windows and doors that are present in the masonry areas. These lintels will be painted.

FIREPLACE/STOVE

Fireplace: A Lennox LMDV4035, 40" direct vent fireplace with black square face panes and black trim kit and a brushed aluminum vent cap, blower fan, and remote control have been included in the budget.

Mantel: An estimate of \$500 has been included for the homeowners selection of a mantel over the fireplace.

WINDOWS AND DOORS

Windows: Anderson windows with pine interiors and white vinyl exteriors have been budgeted. All window openings will be properly flashed using Tyvek flex wrap sill flashing and proper flashing methods. All windows will be shimmed on all sides after placement.

Front Door: An Andersen full lite exterior door has been estimated and bid for the front door with no grill pattern and a 3 point locking system and hardware included.

Sill Flashings: Sill pan flashings will be installed on every exterior door.

Exterior Doors: Andersen doors have been estimated for all exterior doors in the patterns described on the plans with pine interiors and white vinyl exteriors. All Andersen doors will have a 3 point locking system and hardware included.

Interior Doors: An estimate has been included for solid red oak wood Stallion doors with a raised 6-panel design.

10 exterior
Anderson
windows

single
Anderson
doors, 1
double
Anderson
door

Windows Extra: An additional amount has been added for the construction of the interior transom window over the Master Bedroom door during trim stage.

INSULATION

Blown Foam Insulation: Soft-cell foam at a depth of +/- 5.5" sprayed on the roof plane and +/- 3.5" sprayed on the walls. Several quotes have been received. The exact bid and supplier will be determined after all bids have been received.

Energy Sealing: Sierra Homes will make certain that all possible discrepancies in the insulating envelope be sealed with the use of a soft cell, high expansion spray foam.

Integrity Gasket: Integrity sound proofing gasket will be installed on the ceiling joists over the Master Bedroom to aid in sound proofing the upstairs loft. It will also be added to the walls between the master bedroom and the great room, as well as between bedroom #2 and the great room.

PAINT

All surfaces will be prepped and primed using a premium latex primer. Top grade, water-based paints, enamels, and clear coats finishes will be used. Three interior colors, one trim color (or stain) and two exterior colors will be used. Any faux painting or alternate finishes will be considered an extra and charged appropriately.

DRYWALL

Drywall: 1/2" gypsum board will be applied to all walls and 5/8" gypsum board will be used on all ceilings and all fire-rated walls using corner and joint clips for installation. All sheetrock will be tacked and screwed in place. No "moisture resistant" green board will be used in wet areas. Dura rock or Hardi backer cement board will be used in showers.

Texture/Finishes: All surfaces are bid to be a standard orange peel texture with square corners. Hand Trowel finishes or round corners will be extra.

Drywall Punch: An amount has been added for any and all drywall repairs that may be necessary during the course of the completion of the residence.

FLOORING

Hardwood Materials: A hardwood flooring budget has been included for the Master Bedroom loft. An allowance of \$3.00 per square foot has been included for materials only. This allows for 3/4" tongue & groove red oak flooring in select or rustic styles.

Hardwood Labor: Labor to install the hardwood flooring in the upstairs loft, including final sanding and finishing.

TRIM MATERIAL AND LABOR

Material: Simple 1x4 and 1x6 stain grade door and window casing and baseboards have been figured for the estimate. No crown moldings have been estimated.

Labor: A bid has been received for the completion of a standard trim package, including baseboard, window and door trim installation, and installation of hardware.

Closet Shelving: Elfa closet systems in master - \$1000.00 to include his and hers banks of drawers, \$700.00- pantry, \$200.00-Bedroom #2. \$600.00 installation (\$2,500.00 total)

Trim - Stair Materials & labor: This estimate is for the materials and labor to construct the upstairs railing in the loft. A simple design of 1x1 wood balusters and wood handrail will be designed.

Trim Extras: A spiral staircase is included to connect the Master Bedroom to the upstairs Master Loft. The staircase has been estimated to be an iron staircase with oak treads and an oak hand rail ~~from the Iron Shop~~. Shipping and installation have been included in the estimate.

abricated
and
added on
site

HARDWARE

Material: A \$1300 allowance has been allocated for hardware. This allowance should allow for the purchase of all interior door hardware, cabinet, and bath hardware.

Labor: The installation of all hardware is included in the bid for trim carpentry.

CERAMIC TILE

Ceramic Tile Shower Materials: An allowance of \$4.50/sqft has been allowed for the selection of ceramic tile for both showers. This allowance also will be used to secure other materials necessary to complete the showers, to include soap dishes or shelves, benches, grout, caulk, and waterproofing materials.

Ceramic Tile Shower Labor: Allows for the fabrication of the shower floor surface and installation of all tile in both the Master and Bath #2 showers.

Hardi Backer - Material: This category allows for the purchase of the materials necessary to prepare the wall surfaces for ceramic tile. A felt layer is installed on the framing members and then covered with a cement type backer board. No gypsum drywall will be used in wet areas.

Hardi Backer - Labor: The labor to install all waterproofing materials for the walls of both showers.

~~Countertops~~

~~Countertops: A price per square foot has been estimated for granite countertops in the breakfast room and for the master bathroom. The master bathroom granite countertop allowance includes sink, countertop, and backsplash. The breakfast room granite countertop allowance includes countertop and backsplash.~~

GRANITE

Countertops: A price per square foot has been estimated for granite countertops in the kitchen. The square footage allowance includes the kitchen countertop, the 1/2 wall top on the breakfast room side and 6" backsplash. Have allowed for 1 undermount cut in Kitchen.

1
granite
counters
1 house
x

CABINETS

Material: Cabinet bid by CSI Cabinets of Kerrville per the homeowners selections. Stain grade red oak has been estimated for the kitchen and dining room areas. Paint grade material to be used in the breakfast/laundry area and the master bath. All cabinets are to be constructed with solid wood or plywood (no particle board or MDF will be used). Cabinets will be built to specifications of plan set. Raised panel doors have been estimated with $\frac{3}{4}$ extension guides on the drawers.

Labor: Cabinets are to be installed by FM Enterprises (trim carpenter)

APPLIANCES

An appliance allowance of \$12,400 has been included in the estimate to secure the appliance package desired by the homeowner. Current estimate contains 36" Thermador Range w/ pot and pan shelf and Thermador vent hood, and two Kitchenaid dishwashers. Estimate also includes for professional installation of all appliances.

Viking
duel steel
range and
"Vent Hood
Vent hood

LIGHTING AND FANS

Materials: An allowance of \$5000 is provided for the selection of light fixtures, ceiling fans and bulbs.

INTERIOR DECORATION

Shower Glass: Framed shower doors have been estimated for the Master Shower and the shower in Bath #2. ~~A framed glass panel has also been included for above the pony wall in Bath #2.~~

Mirrors: \$450 budgeted for mirrors above bath vanities.

Cabinet Glass: An estimate of 6 pieces of cabinet glass has been added for the glass fronted cabinets in the cabinet estimate.

CLEANUP

Interior: Upon completion, home will be professionally cleaned and made ready for move-in.

Jobsite Clean: Throughout construction, job-site will be kept clean and organized. Plastic, paper, metal and wood (when applicable) will be recycled.

Floor protection: Stained concrete areas to be protected with either cardboard or paper throughout the building cycle.

Floor Finishing: All Stained concrete will be professionally cleaned and waxed before move in.

EXTERIOR STRUCTURES

Deck Materials & Labor:

An estimate has been prepared for the materials and construction of the upstairs balcony in the Master Loft. This deck will be flashed properly and built of treated lumber with a railing around the entire structure.

MISCELLANEOUS

Expenses: Uncategorized expenses that are incurred during building process.

Repairs: An allowance has been added for the unforeseen repairs needed to the residence that may occur during the construction process.

Final Punch Items: An allowance has been added for the miscellaneous items needed at the final completion of the home that were either overlooked or misplaced during the course of the construction of the home.

OVERHEAD/CONTINGENCIES

Errors and Omissions: A safeguard category to provide for unforeseen expenses due to lack of plan detail or estimating oversight. If used, an "Errors and Omissions Change Order" will be issued to move the money from this category to the appropriate pricing category needed to properly classify the expenditure. Owner approval is needed before any of this money is re-classified.

SALARIES AND WAGES

Superintendent: A monthly fee is paid to Sierra Homes for on-site job supervision.

Builder Fee: This is the total fee paid to us to manage project. This fee includes the preliminary deposit and the contract deposit paid at signing.

INSURANCE

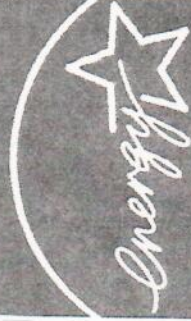
Liability and Builder's Risk: Both policies protect owner in the event of an accident to or on the property

NOTE:

ALL BEAMS & GLULAM/LVL'S, SIZE & LOCATIONS AND MATERIAL, SHALL BE VERIFIED BY CONTRACTOR, AND LICENSED ENGINEER, AND SHALL MEET LOCAL AND OR CITY CODES & SPECS.

SQUARE FOOTAGES

	FRAME	W/10
1st FLR HTD.	1679 S.F.	
2nd FLR HTD.	400 S.F.	
TOTAL HTD.	2079 S.F.	
COV. BALCONY'S	100 S.F.	
COV. PORCH	1363 S.F.	
TOTAL	3542 S.F.	



AN ENERGY STAR[®]
QUALIFIED HOME

Address:

1743 Althaus Ranch Road
Johnson City, 78636 TX

Built by:

Sierra Homes

Verified by:

Guaranteed Watt Saver

Date:

May 5, 2008

Optional information:

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ENERGY STAR qualified homes are independently verified to meet strict energy efficiency guidelines set by the U.S. Environmental Protection Agency. Each home that earns the ENERGY STAR can keep 4,500 lbs of greenhouse gases out of our air each year.